

EXHIBIT A

ACORD CERTIFICATE OF LIABILITY INSURANCE					Date 08/01/2008	
Insured: Acorn Risk Services Central, Inc. 200 East Randolph Street Chicago, IL 60601 Phone: (866) 283-7122 Fax: (847) 953-5380 Insured: Sears Holdings Corporation c/o Kmart Corporation Attn: Risk Management E3-219A 3323 Beverly Road Hoffman Estates, IL 60179			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
			INSURERS AFFORDING COVERAGE		NAME	
			INSURER A		Self Insured Retention	
			INSURER B		Ace American Ins. Co.	
			INSURER C		Indemnity Ins. Co. of North America	
			INSURER D		National Union Fire Ins. Co. of Pittsburgh	
			INSURER E			
COVERAGES THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL OF THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN HAVE BEEN REDUCED Y PAID CLAIMS.						
LINE	COVERAGE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	Limits
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR CERT. AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO. <input type="checkbox"/> JOINT	Self Insured Retention \$5,000,000	08/01/2008	08/01/2009	EACH OCCURRENCE \$5,000,000 DAMAGES TO RENTED PREMISES (Per occurrence) XXXXXXXX MED EXP (Per occurrence) XXXXXXXX PERSONS & ADVERTISING \$5,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS-COMPLEXTACT \$5,000,000
B		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS EXCLUDED AUTOS LOANED AUTOS NON-OWNED AUTOS	SAH08247274 SAH08247810	08/01/2008 08/01/2008	08/01/2009 08/01/2009	COMBINED SINGLE LIMIT (Per occurrence) \$5,000,000 BODILY INJURY (Per person) XXXXXXXX BODILY INJURY (Per accident) XXXXXXXX PROPERTY DAMAGE (Per accident) XXXXXXXX AUTO ONLY - EX AGGREGATE XXXXXXXX OTHER THAN AUTO ONLY XXXXXXXX
D		PROFESSIONAL LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEFENSIBLE RETENTION \$	0001622	08/01/2008	08/01/2009	EACH OCCURRENCE \$2,000,000 AGGREGATE \$2,000,000 DEFENSIBLE RETENTION \$ XXXXXXXX
B		WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY ANY PROFESSIONAL/ARBITRATION/EMPLOYEE OFFENSE/EMPLOYEE EXCLUDED If not checked below SPECIAL PROVISIONS APPLY OTHER	WLRCA2847838(CIA) SCPC42847876(WI) WLRCA2847859(AOS)	08/01/2008 08/01/2008 08/01/2008	08/01/2009 08/01/2009 08/01/2009	<input checked="" type="checkbox"/> NO WORKERS' COMPENSATION <input type="checkbox"/> WORKERS' COMPENSATION EL EXPENSE - EL EMPLOYEE \$1,000,000 EL EXPENSE - EL EMPLOYEE \$1,000,000 EL EXPENSE - POLICY LIMIT \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS People's United Bank, ISACA, ATMA, 350 Bedford Street, 2nd fl, Stamford, CT 06901 & LAKE PLAZA SHOPPING CENTER LLC c/o Lerner Holdings Assoc. is included as Additional Insured where required by written contract or agreement.						
CERTIFICATE HOLDER LAKE PLAZA SHOPPING CENTER LLC c/o Lerner Holdings Assoc 234 Chester Dock Road Clister, NJ 07824.			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURED HEREBY RELEASES, AGREES TO HOLD HARMLESS, AND WAIVES ALL RIGHTS TO RECOVER FROM THE INSURER, ITS AGENTS OR BROKERS FOR ANY LOSS OR DAMAGE TO THE LIMIT, NOT WITHSTANDING ANY OTHER INSURANCE OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR BROKERS. AUTHORIZED REPRESENTATIVE Acorn Risk Services, Inc.			